

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/00205/FUL
Uniform Ref	16/00387/PLANCO
Proposal	Erection of timber processing building incorporating biomass plant room and staff welfare provision
Address	Field No 0328 Kirkburn Cardrona Scottish Borders
Date	21/3/16
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

Air quality

Noise

Nuisance

This is an Application to erection of timber processing building together with a biomass boiler, a biofuel production facility and staff accommodation.

Biomass heating systems have the potential to cause nuisance and air quality problems.

In order to allow an air quality screening assessment to be carried out the applicant can carry one out using the biomass unit conversion and screening tool at <http://iaqm.co.uk/guidance/>

Alternatively if the following information is provided the screening calculation will be carried out for them:

1. Flue diameter
2. Flue height above ground level
3. Make and model of the boiler
4. Size of boiler (maximum output in kW)
5. Thermal efficiency of the boiler
6. Type of fuel to be used (pellets chips etc.)
7. The height and width of the building in which the boiler will be housed
8. The height and width of any building within a distance of 5 times the stack height, including fuel hoppers.
9. The boiler Emission Factor for PM10 particulates at full boiler power
10. The boiler Emission Factor for NOx at full boiler power

Where manufacturer's Emission Factors are unavailable, a notional value derived from Guidance will be used.

Wood processing machinery can cause noise annoyance.

The Applicant should submit a Noise Assessment for the proposed machinery, giving predicted noise levels within the nearest noise sensitive premises.

Noise levels should incorporate any tonal penalties and be reference against the Noise Rating Curves.

Recommendation

Delete as appropriate –Further Information Required Before Application is Determined

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 26th February 2016

Contact: Craig Miller ☎ 01835 825029

Ref: 16/00205/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 18th March 2016, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 18th March 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Erection of timber processing building incorporating biomass plant room and staff welfare provision

Site: Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no known archaeological implications for this proposal. While there is some archaeological sensitivity in the surrounding area, the site itself is within an area that has been heavily disturbed by recent development. A watching brief was conducted on the adjacent site in 2005 and failed to identify significant archaeology.

REGULATORY SERVICES



To: **Development Management Service**
FAO Craig Miller

Date: **15 Apr 2016**

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **16/00205/FUL**

**Subject: Erection of timber processing building incorporating biomass plant room and staff welfare provision
Field No 0328 Kirkburn, Cardrona, Scottish Borders**

The previous application for this proposal (16/00205/FUL) raised an objection from this department due to lack of information on traffic movements that this proposal would generate.

The current submission highlights that this relatively small scale building is proposed for processing biomass fuel for domestic and commercial heating. The applicant anticipates 1 lorry delivery per week at peak times of production. It is then intended that the biomass fuel is distributed to the adjacent holiday lodge development which has planning approval but yet to be constructed.

In theory, this proposal will potentially remove or limit the need for biomass fuel to be delivered to the holiday lodge development, should it be forthcoming.

Access to the site is to be via the existing junction, which is to be upgraded as per a separate application (15/01206/FUL). As such, I would be seeking for a condition, to be attached to any consent for this current application, requiring the access to be upgraded as per the application 15/01206/FUL prior to the timber processing unit becoming operational.

AJS

